

Minutes



Planning and Zoning Commission Regular Session

Council Chamber
101 W. Abram St.

**April 20, 2011
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on April 20, 2011, at 5:30 p.m. in the Council Chamber at City Hall, 101 West Abram Street, with the meeting being open to the public and notice of said meeting, giving the date, place and subject thereof, having been posted as prescribed by V.T.C.A., Government Code, Chapter 551, with the following members present, to-wit:

Kevin McGlaun	*	Chair
Maurice Barksdale		
Andrew Piel	*	
Brandon Hill	*	
Suzanne Key	*	Commissioners
Michael Forbes	*	
Samuel Smith, III	*	
Jim Parajon	*	Director, Community Development and Planning
Gincy Thoppil	*	Planning Manager, Community Development and Planning
Mack Reinwand	*	Assistant City Attorney

Absent:

Jeff Pokrifcsak
Charla Hawkes Vinyard

- I. Call to Order at 5:38 p.m.
- II. Pledge was led by Commissioner Forbes.
- III. Minutes of the April 6, 2011, P&Z Regular Session were approved.
- IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS
 - A. Replat – Brookmeadow Addition, Lots 26R3 and 26R4, Block 4 (Zoned CS and R); generally located north of East Sublett Road and west of South Collins Street with the approximate address of 6000 South Collins Street
 - B. Replat – Tu Bi Buddhist Temple Addition, Lot 1 (Zoned R); generally located north of Spring Miller Court and east of Mansfield Webb Road with the approximate addresses of 909 and 1001 Spring Miller Court

- C. Replat – D. Strickland Addition, Lots 36A and 36B (Zoned A); generally located south of West Interstate 20 Highway and east of Bowman Springs Road with the approximate addresses of 6804 and 6900 West Interstate 20 Highway

Brandon Hill made a motion to approve the Plat Consent Agenda. Seconded by Maurice Barksdale, the motion carried with a vote of 7-0-0.

APPROVED

V. PUBLIC HEARING FOR ZONING CASES

- A. Zoning Case SLP11-2
(Family Dollar Store – 2175 East Arkansas Lane)

Application for approval of a Substitute Landscape Plan on approximately 1.307 acres zoned Community Service (CS); generally located north of East Arkansas Lane and west of State Highway 360

Kevin Charles, Landscape Administrator, presented this case.

Present to go on record in support of this case was Fran Blanchard, Triple C Development, 501 Chesnut Bypass, Centre, Alabama.

Brandon Hill made a motion to approve Zoning Case SLP11-2 Seconded by Maurice Barksdale, the motion carried with the following vote:

AYES: Kevin McGlaun, Maurice Barksdale, Andrew Piel, Brandon Hill, Suzanne Key, and Samuel Smith, III

NAYS: None

ABSTAIN: Michael Forbes

APPROVED

- B. Zoning Case PD11-1
(All Tune & Lube – 6801 Matlock Road)

Application to change the zoning on approximately 1.31 acres from Community Service (CS) to Planned Development (PD) for all Community Service (CS) uses plus service bays exceeding 20 percent of gross floor area, with final development plan; generally located north of East Eden Road and east of Matlock Road.

Justin French, Planning Project Manager I, presented this case.

Present to speak in support of this case was Edward Arshouk, MA Engineering, 5850 West Interstate 20 Highway Suite 250. He stated that based on the comments made by the Commission, they would like to add the following elements to the submitted plans: upgrade the screening fence from wood to masonry, add the curvilinear ground cover in the landscape for an additional aesthetic to the property, increase the parapet height in the middle of the front facade with a two-foot projection for the articulation, add an enhanced canopy for the main entrance, add storefront glass to both side sections of the facade, and they will comply with the commercial design standards and they are exceeding the landscape requirements. He mentioned that they are only asking that the service bays exceed the 20% required by the ordinance.

Chair McGlaun thanked Mr. Arshouk for working with Staff in making the enhancements which he feels will add value and enhance their project.

Michael Forbes made a motion to approve Zoning Case PD11-1 with the following stipulations:

- 1) fence along the east side of the property be a six-foot wall with masonry units build unit by unit set in mortar and resembling the exterior building material of the primary building;
- 2) the ten-foot landscape setback along East Eden Road be planted with a ground cover other than grass, arranged in a curvilinear fashion through the setback, and be no less than 35% of the setback;
- 3) the front facade facing East Eden Road must contain more architectural enhancements including:
 - a. a 24-inch projection for the middle section in the plan, and a 24-inch projection in elevation (which is parapet height) to give it more prominence;
 - b. dressing the entrance with a more enhanced canopy;
 - c. adding storefront glass on the blank side sections of the front façade;
 - d. replacing the split-face CMU block on the front facade with stone that wraps around the sides to the horizontal offset on the sides of the elevations.

Seconded by Maurice Barksdale, the motion carried with a vote of 7-0-0.

APPROVED

Being no other business to come before the Commission, Chair McGlaun adjourned the meeting at 5:50 p.m.

Chair

ATTEST:

Secretary to the Commission
APPROVED this 4th day of May 2011